



MEMORANDUM CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager

DATE: April 14, 2014

SUBJECT: Work Session for April 14, 2014

5:00 p.m. (25 min) – Mohave Court Zoning Discussion. Council requested that this issue be placed on the work session agenda again to complete the discussion about considerations involved with zoning in the Mohave Court area. Attached is information that will be used for this discussion.

5:25 p.m. (25 min) – Neighborhood Parking Permit Program. Several months ago the City Council requested that staff return with a presentation regarding our current neighborhood parking permit program. The Police Chief will make a presentation about the impetus of the current program along with details of administering the program. Attached is information that will be used for this discussion.

5:50 p.m. (20 min) – Update on City Parking Lots and Seneca Street. Staff will relay input received from the community regarding the design of the Library / City Offices parking lots and Seneca Street. In addition, staff can update the Council on the schedule for the Council Building demolition and construction.

6:10 p.m. (40 min) – Civic Facilities Study. Following the decision to extend Seneca Street and demolish the City Council building, the Council requested staff present information regarding a Civic Facilities Study in order to help guide the community toward the appropriate next steps. Tonight, staff will present that information and is looking for feedback from the City Council on a refined scope of the study, input on expected outcomes of the study, and feedback on the proposed schedule.

6:50 p.m. (10 min) – Council Meeting Agenda Review, Communications & Roundtable. Council will review the agenda for the April 14th City Council meeting and brief the Council on issues of mutual interest.



STAFF REPORT

CITY OF TUALATIN

City Council Work Session

Meeting Date: 04/14/2014

Subject: Mohave Court Zoning Discussion Continued from 3/24/14

Through: Sherilyn Lombos, Administration

Presentation

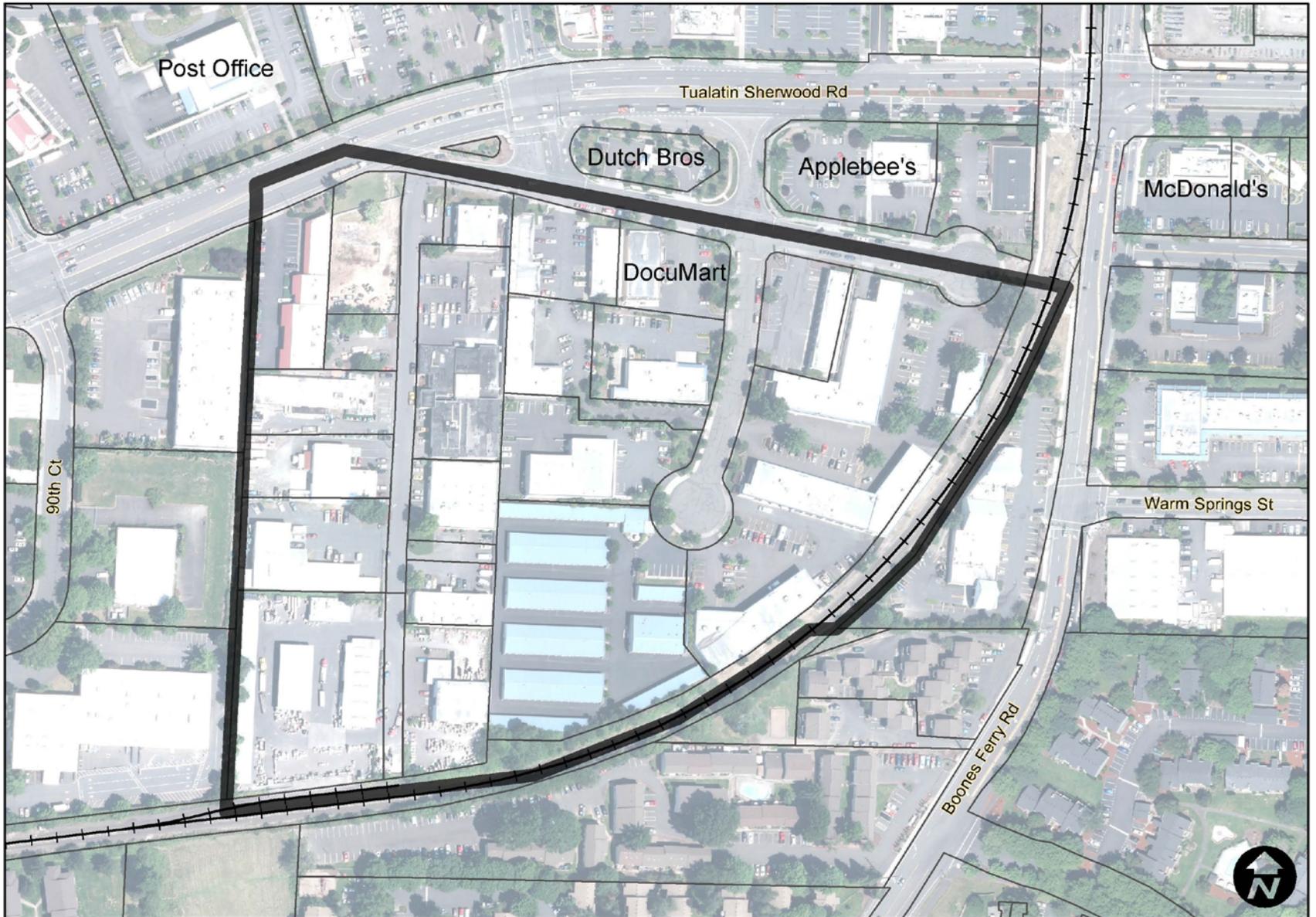


Mohave Court Zoning Discussion

Tualatin City Council
Work Session
4/14/2014



City of Tualatin

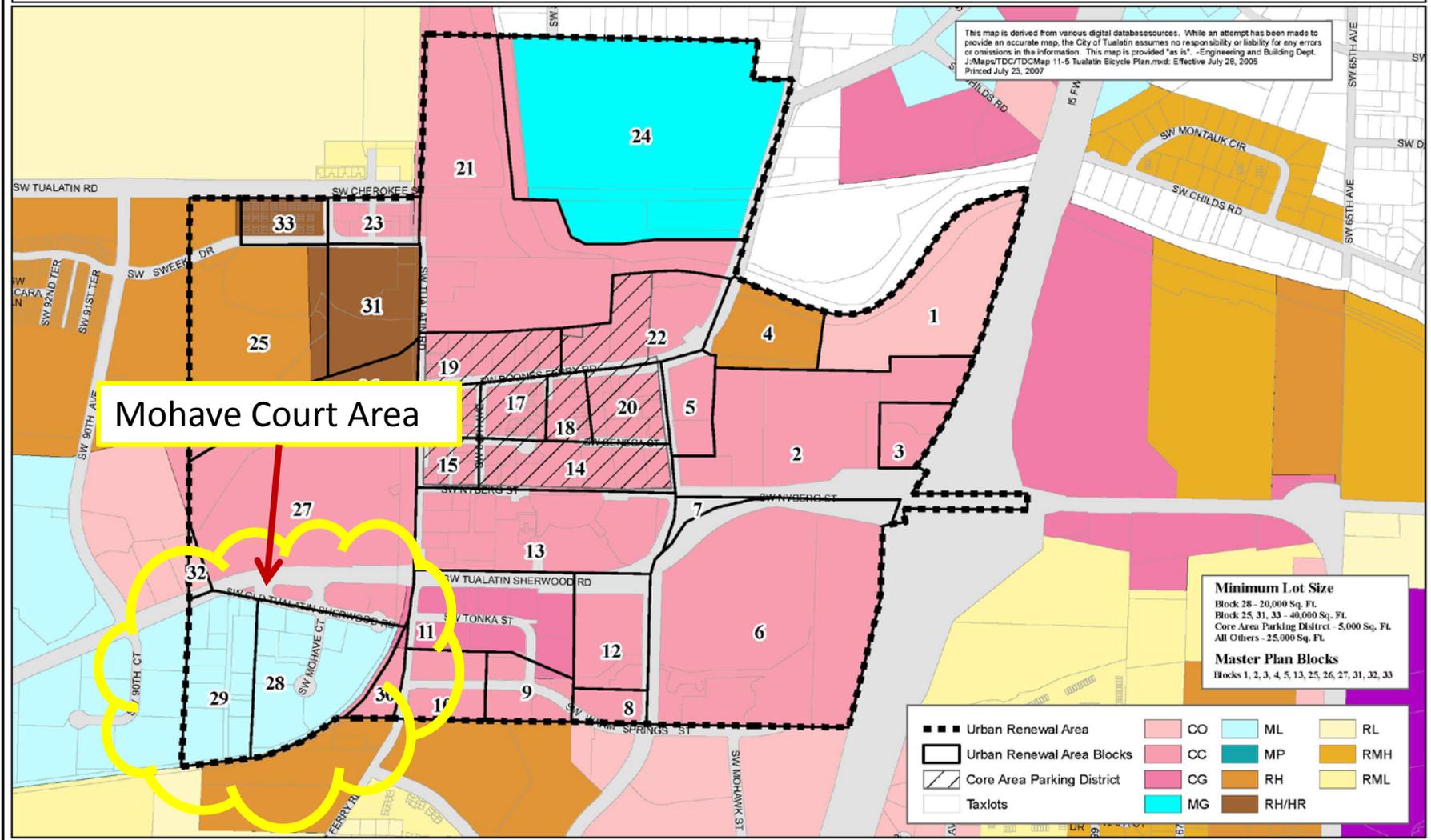


Map 9-3: Central Urban Renewal Area

RF 1:6,000



This map is derived from various digital databasesources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -Engineering and Building Dept. J:\Maps\TDC\TDCMap 11-5 Tualatin Bicycle Plan.mxd: Effective July 28, 2005 Printed July 23, 2007



Mohave Court Area

Minimum Lot Size
 Block 28 - 20,000 Sq. Ft.
 Block 25, 31, 33 - 40,000 Sq. Ft.
 Core Area Parking District - 5,000 Sq. Ft.
 All Others - 25,000 Sq. Ft.

Master Plan Blocks
 Blocks 1, 2, 3, 4, 5, 13, 25, 26, 27, 31, 32, 33

■ ■ ■ Urban Renewal Area	CO	ML	RL
▭ Urban Renewal Area Blocks	CC	MP	RMH
▨ Core Area Parking District	CG	RH	RML
□ Taxlots	MG	RH/HR	

Typical Uses- Light Manufacturing (ML)

- Warehousing, wholesaling, and light manufacturing processes such as:
 - Kershaw Knives
 - Quality Bending and Fabrication
 - Columbia Self Storage (Mohave Court)
 - Integra Telecom

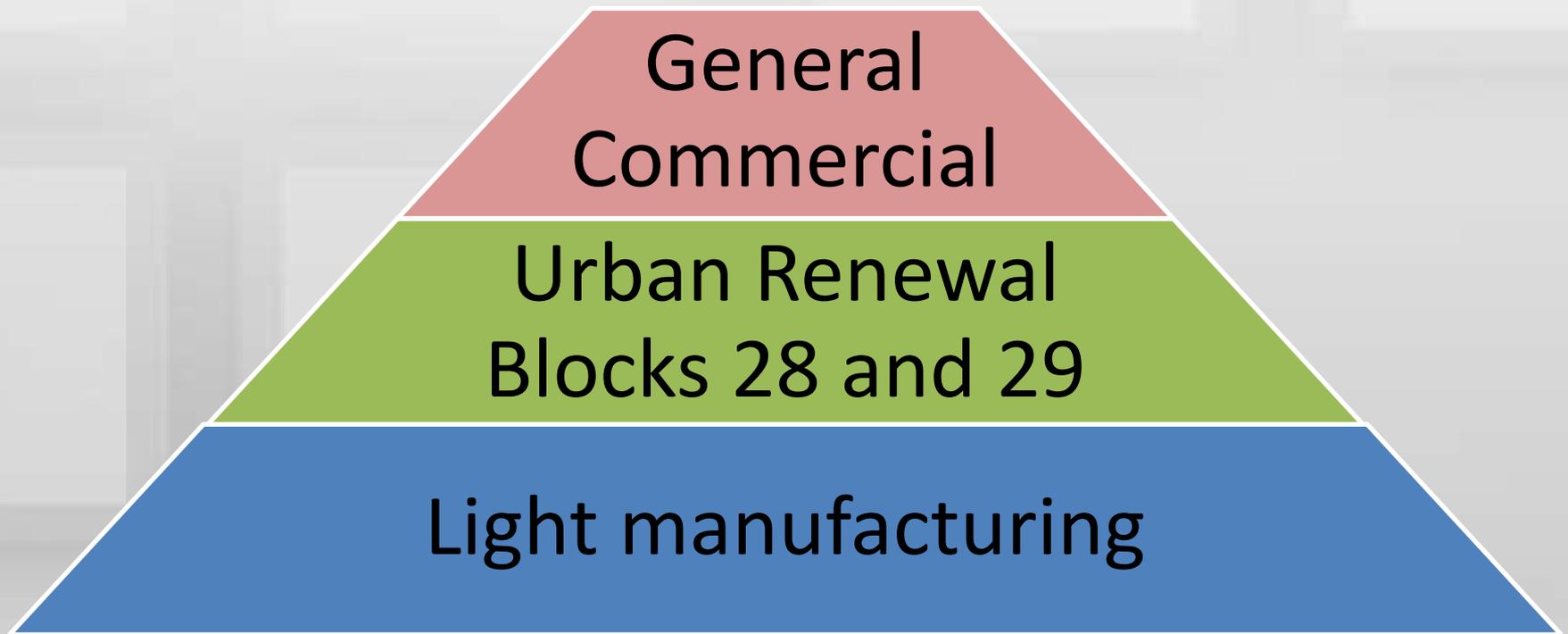
Typical Uses- General Commercial (CG)

- Uses particularly suitable for businesses needing direct access to the freeway and arterial streets such as:
 - Automotive services
 - Gas stations
 - Building & home improvement materials & supplies
 - Restaurant
 - Memorial Planning products
 - Veterinary office or animal hospital
 - Sales of Boats, recreational water, snow and land vehicles
- Blocks 28 & 29 are the only areas where Central Commercial Uses are not also allowed in the CG zone.

Typical Uses- Central Commercial (CC)

- Retail, service and professional uses typical to a downtown area patronized by pedestrians.
- Most CG areas includes CC uses, more retail focused.
- Example of uses:
 - Banks
 - Antique stores
 - Bicycle shops
 - Florist
 - Grocery
 - Hardware store
 - Medical dental clinic
 - Studio: music, art, dancing photography, health
 - Hedges Green Retail: Haggens, Petco, Staples, etc.
 - Clark Lumber
 - Businesses on Warm Springs: State Farm
 - Century Hotel
 - Comfort Inn

Layers of Land Use- Mohave Ct



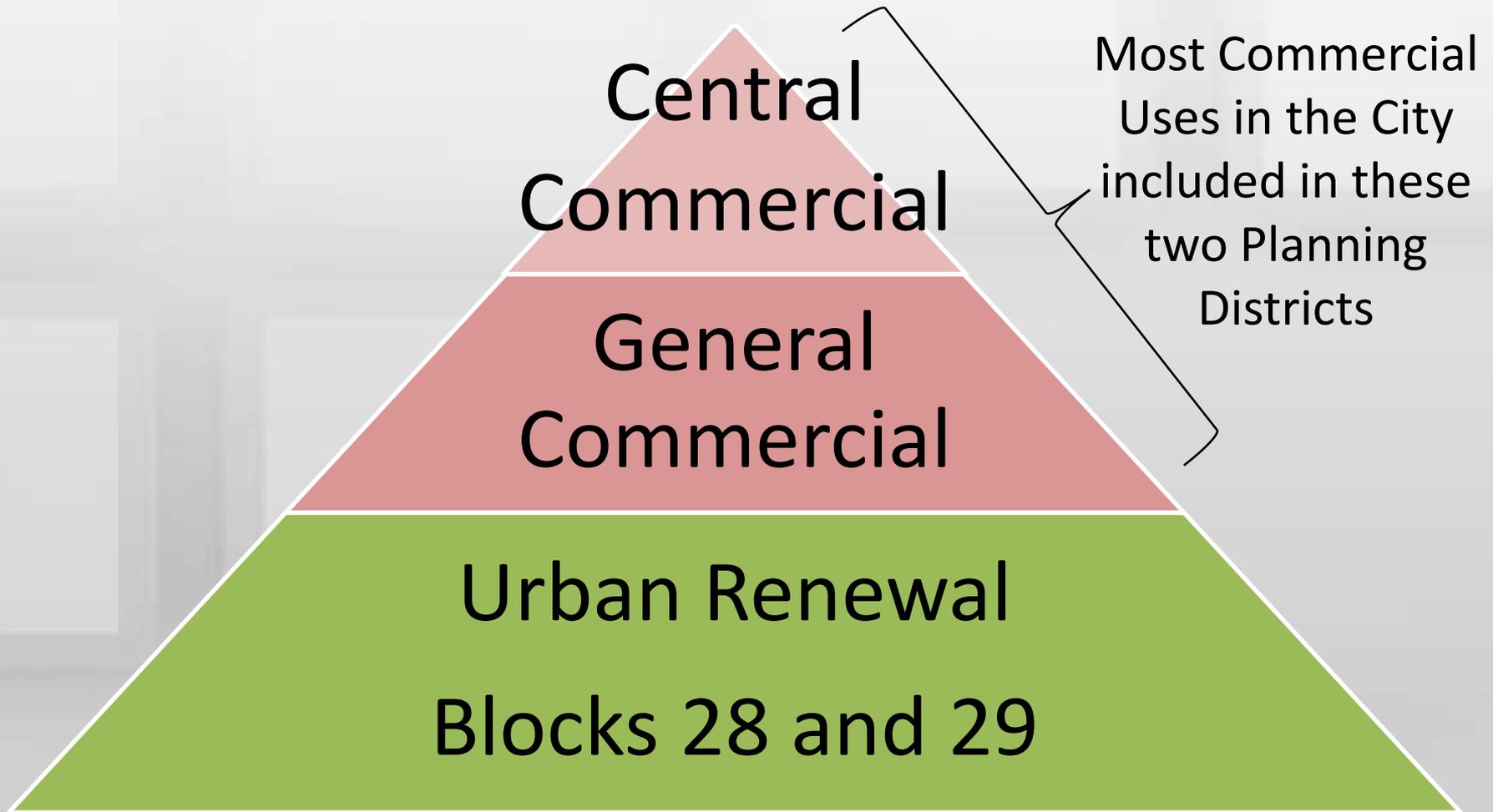
Area in Transition

- Uses in the area are a mix of Industrial and commercial
- 2005 Town Center Plan supports a rezone from Light Industrial with commercial overlay to General Commercial

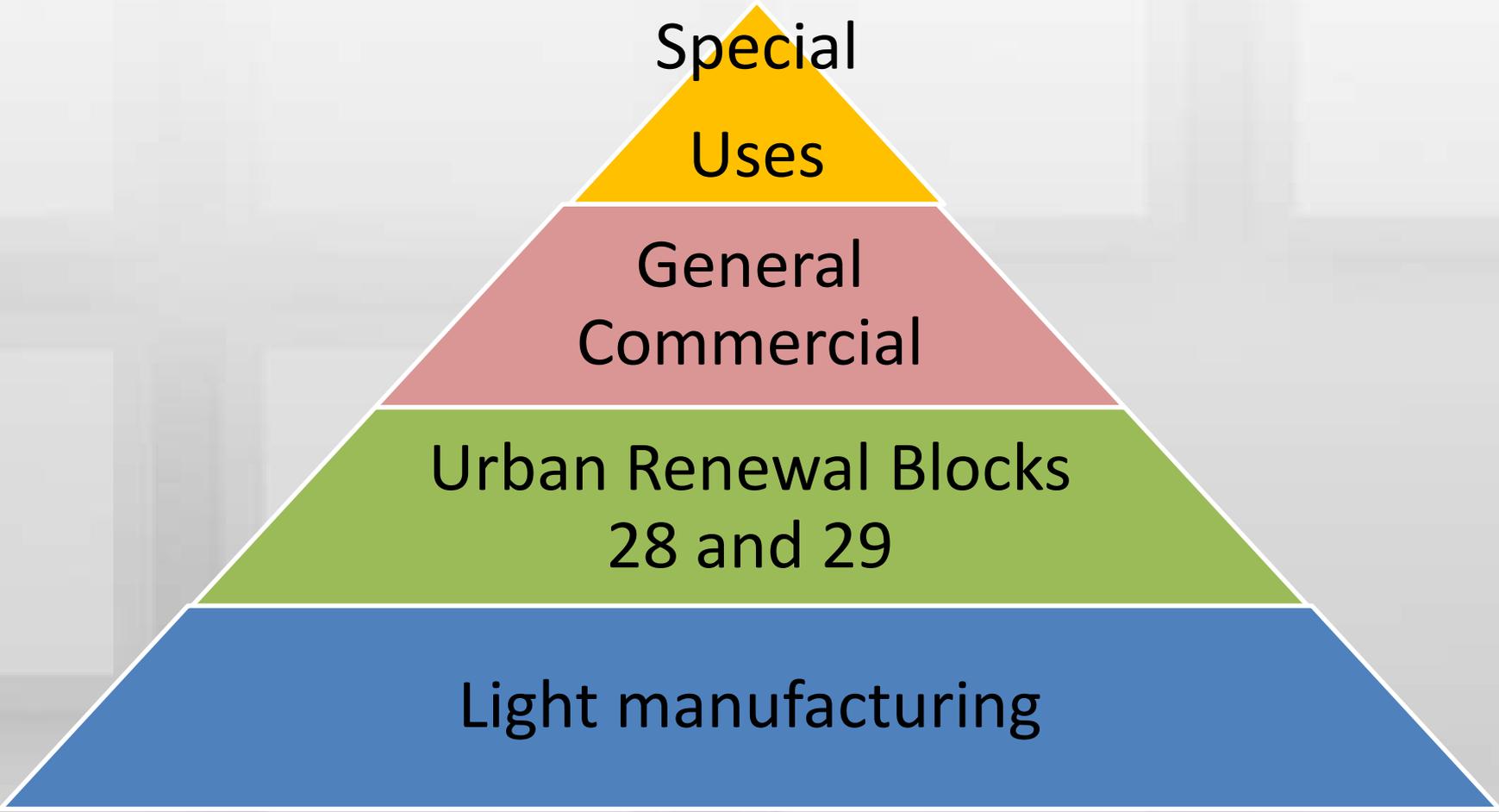
Future Zoning Options

- **Rezone area as General Commercial**
 - Could create non-conforming uses
 - Suggested by 2005 Town Center Plan
 - Potential new traffic impacts
- **Add specific permitted uses to Urban Renewal Blocks 28 & 29**
 - May reduce potential traffic impacts but still allow additional commercial uses
 - Creates another land use layer
 - Examples: Studios, including music, art, dancing, photography or health; modify restaurant restrictions
- **Allow all commercial uses permitted in General And Central Commercial Planning Districts**
 - Traffic in downtown could get worse
 - Allows more flexibility for redevelopment

2005 Town Center Suggestion



Add Specific Commercial Uses



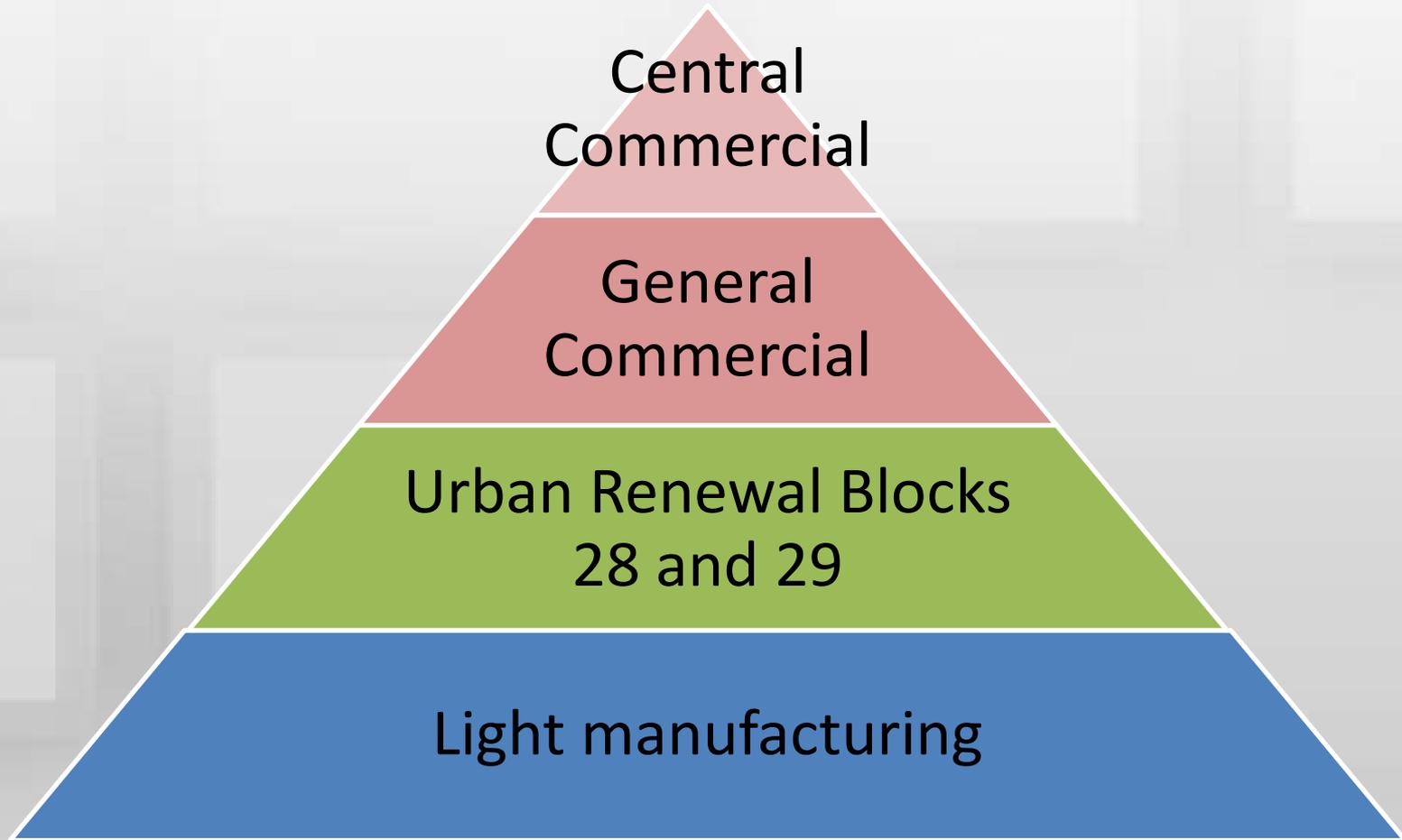
Special
Uses

General
Commercial

Urban Renewal Blocks
28 and 29

Light manufacturing

Allow most Commercial Uses



Issues to Consider

- How will more commercial traffic impact downtown?
- What will future development look like without a downtown plan?

Process

- **Plan Text Amendment**
 - Traffic study required
 - Property owner & CCIO feedback
 - Draft language
 - Planning Commission Recommendation
 - Public Hearing before City Council

Next Steps

- **Council Direction**
- **Identify**
 - Scope
 - Staff capacity
 - Schedule



STAFF REPORT

CITY OF TUALATIN

City Council Work Session

Meeting Date: 04/14/2014

Subject: Parking Permit Zones

Parking Permit Zones



City of Tualatin

**PARKING
PERMIT
ZONES**

Presented By: Chief Kent Barker

April 14, 2014

History

2004-05 School Year:

- Tualatin H.S. Had 401 Student Parking Spaces
- Issued 443 Parking Passes for School Year
- Technology Bldg. under construction reducing more spaces
- Students moved to residential areas

March 2005:

- Residents frustrated with students (during school hours)
- Complaints about loitering, littering, and vandalism
- Patrol and School Resource Officers handled the complaints
- Residents signed petition for Permit Parking Zone

Aug. 8, 2005:

City Council Adopted Ordinance allowing the establishment of Parking Zones; restricting nonresident parking in certain areas near the high school during school hours (8am-2pm). This allowed parking for sporting events after hours (which wasn't the problem).

Waterford and Moccasin Run Subdivisions Parking Permit Zones



Financial Impact

- Purchase & Installation of Street Signs, \$1,500
- Design & Purchase of Permits, \$1,000



05-00-18 12-12 FDM-SILLER & DEOLS INC. 433-432-7102 1-138 P.6/72 P-89

GILLESPIE ART PROOF Job #11008 B-25-05 City of Tualatin (1/1/99) PO: 081750

Proof OK as is. Make indicated changes and proceed. Make changes and send customer proof.

Approved by: \$0 Date: 6/1/05

PLEASE CHECK CAREFULLY. Gillespie Graphics, Inc. does not accept responsibility for errors after final approval.

PN: LUAT8800 /PN: LUAT8798
Printed on white /Printed on black
Size: 10x14 in clear material /Size: 10x14 in white material
in order to adhere to inside of window and be visible, right reading on outside
Quantity: 100
Serial nos: 101-200

Quantity: 200
Serial nos: 101-200 (2 of each)

2" 2.75"

3" 4.75"

CITY OF TUALATIN
101
PARKING PERMIT
EXPIRES: DEC 31, 2007

WARNING: Misuse of permit will result in fine and/or revocation.

CITY OF TUALATIN
101
PARKING PERMIT
EXPIRES: DEC 31, 2007

Cut line (does not print)

Implementation

- Letter provided to Students at High School
- Letter sent to Residents w/Fact Sheet
- Informational Meeting held at Tualatin Police Department
- Fact Sheet presented during meeting
- Parking Permit Application
- Permits and Return letter provided to resident applicants (65)
- Renewal Permits provided upon request
- Initially the neighborhood was frequently checked by Police
- Construction at school was completed, opened spaces
- Currently it is a Non-Issue and complaint-driven only

Questions & Discussion